



COMMERCIAL & INVESTMENT DIVISION

# For Sale Development Land



## 10910 W. 36th Street | Little Rock, AR 72205

### OFFERING SUMMARY

**Lot 1:** 4.08 Acres +/-  
**\$577,817**

**Lot 2:** 0.42 Acre +/-  
Corner Lot  
**\$60,000**

**Zoning:** R-2

### PROPERTY HIGHLIGHTS

- 4.50 acres +/- (may be subdivided)
- Prime development for commercial, office, warehouse-development.
- High visibility location. Property south of Shackleford Crossing Shopping Center and just minutes from future Topgolf.
- All utilities available including fiber optic cable along 36th Street
- *Listing Agent has an ownership interest in 4 acres tract*



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2268

**MAURY MITCHELL, SIOR**

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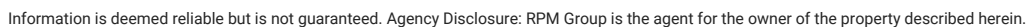
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# Survey



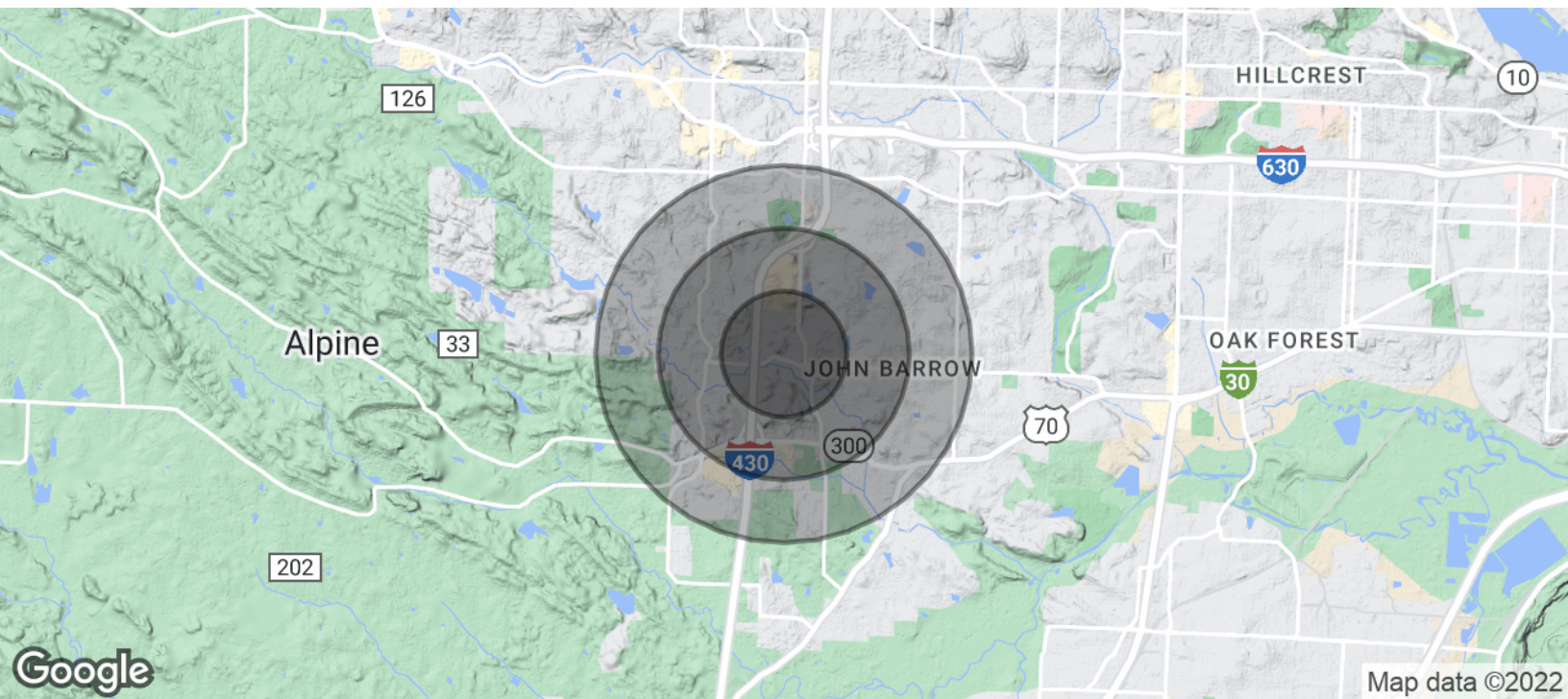




**RPM**  
GROUP

# Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,099	4,236	11,298
Average Age	44.4	41.6	38.8
Average Age (Male)	42.2	40.1	37.8
Average Age (Female)	47.6	44.2	40.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	559	2,035	5,275
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$52,486	\$61,296	\$64,380
Average House Value	\$128,599	\$149,380	\$158,900

\* Demographic data derived from 2020 ACS - US Census

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